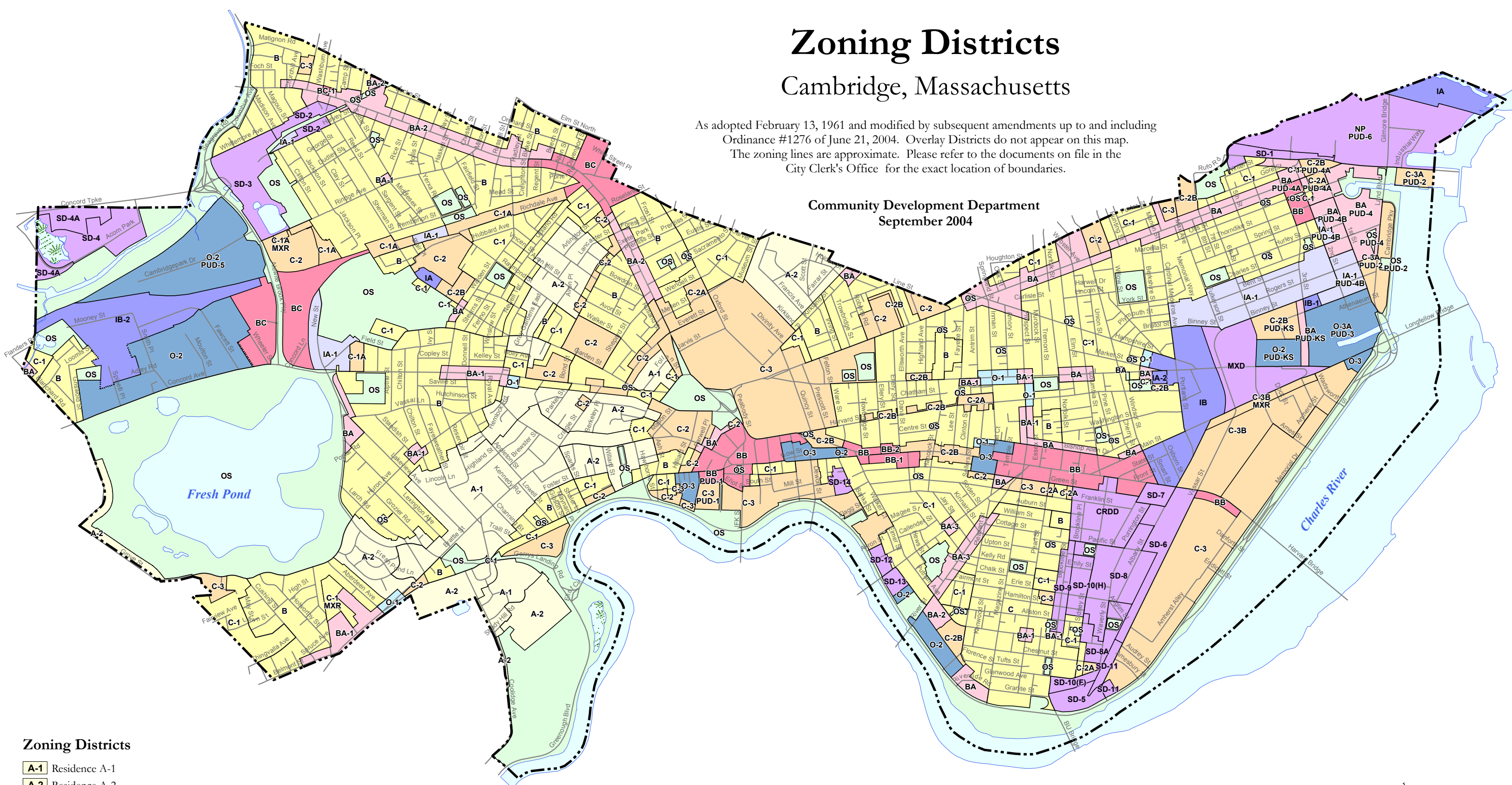


Zoning Districts

Cambridge, Massachusetts

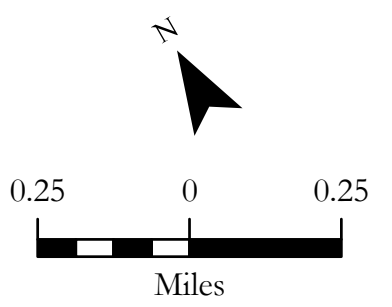
As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1276 of June 21, 2004. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.

Community Development Department
September 2004



Zoning Districts

- | | | | | |
|----------------------------|----------------------------|--------------------------|---|----------------------------------|
| A-1 Residence A-1 | C-3B Residence C-3B | BB Business B | IB-2 Industry B-2 | SD-1 Special District-1 |
| A-2 Residence A-2 | O-1 Office-1 | BB-1 Business-1 | IB Industry B | SD-2 Special District-2 |
| B Residence B | O-2 Office-2 | BB-2 Business 2 | IC Industry C | SD-3 Special District-3 |
| C Residence C | O-3 Office-3 | BC Business C | MXD Mixed Use Development | SD-4 Special District-4 |
| C-1 Residence C-1 | O-3A Office-3A | BC-1 Business C-1 | PUD Planned Unit Development Overlay | SD-4A Special District-4A |
| C-1A Residence C-1A | BA Business A | IA-1 Industry A-1 | MXR Mixed Use Residential Overlay | SD-5 Special District-5 |
| C-2 Residence C-2 | BA-1 Business A-1 | IA-2 Industry A-2 | NP North Point District | SD-6 Special District-6 |
| C-2A Residence C-2A | BA-2 Business A-2 | IA Industry A | CRDD Cambridgeport Revitalization Development District | SD-7 Special District-7 |
| C-2B Residence C-2B | BA-3 Business A-3 | IB-1 Industry B-1 | | SD-8 Special District-8 |
| C-3 Residence C-3 | | | | SD-8A Special District-8A |
| C-3A Residence C-3A | | | | SD-9 Special District-9 |



District	Max. FAR	Min. Lot Area/DU	Min. Setback Front Yard	Min. Setback Side Yard	Min. Setback Rear Yard	Max. Height	Min. OS Ratio	General range of allowed uses
A-1	0.50	6,000	25	15 sum to 35	25	35	50%	single-family detached dwellings
A-2	0.50	4,500	20	10 sum to 25	25	35	50%	
B	0.50	2,500	15	7.5 sum to 20	25	35	40%	single- and two-family detached dwellings townhouse dwellings (by special permit)
C	0.60	1,800	(H+L) ÷ 4 at least 10	(H+L)/5	(H+L) ÷ 4 at least 20	35	36%	single- and two-family detached dwellings townhouse dwellings multifamily dwellings (apartments, condos) limited institutional uses
C-1	0.75	1,500	(H+L) ÷ 4 at least 10	(H+L)/5	(H+L) ÷ 4 at least 20	35	30%	
C-1A	1.25	1,000	10	(H+L) ÷ 7	(H+L) ÷ 5	45	15%	single- and two-family detached dwellings townhouse dwellings multifamily dwellings (apartments, condos) some institutional uses
C-2	1.75	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	85	15%	
C-2A	2.50	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	60	10%	
C-2B	1.75	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	45	15%	
C-3	3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	120	10%	
C-3A	3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	120	10%	
C-3B	3.00/4.00	300	10	no min	no min	120	10%	
O-1	0.75	1,200	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	35	15%	most types of residential dwellings most institutional uses offices and laboratories
O-2	1.50/2.00	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	70/85	15%	
O-3	2.00/3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	90/120	10%	
O-3A	2.00/3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	90/120	10%	
BA	1.00/1.75	600	no min	no min	(H+L) ÷ 5 at least 20	35/45	no min	most types of residential dwellings most institutional uses offices and laboratories most retail uses
BA-1	1.00/0.75	1,200	no min	no min	(H+L) ÷ 5 at least 20	35	no min	
BA-2	1.00/1.75	600	5	10	20	45	no min	
BB	2.75/3.00	300	no min	no min	no min	80	no min	
BB-1	1.50/3.25	300	no min	no min	no min	55/90	15%	
BB-2	1.50/3.00	300	no min	no min	no min	45	15%	
BC	1.25/2.00	500	no min	no min	20	55	no min	
BC-1	2.75/3.00	450	no min	no min	20	50	no min	
IA-1	1.25/1.50	700	no min	no min	no min	45	no min	most types of residential dwellings most institutional uses offices and laboratories some retail uses most light industrial uses some heavy industrial uses
IA-2	2.75/4.00	no min	no min	no min	no min	70	no min	
IA	1.25/1.50	no min	no min	no min	no min	45	no min	
IB-1	1.50/3.00	no min	no min	no min	no min	60/70	no min	
IB-2	1.50	no min	no min	no min	no min	85	no min	
IB	2.75/4.00	no min	no min	no min	no min	120	no min	
IC	1.00	no min	no min	no min	no min	45	no min	
OS	0.25	N/A	25	15	25	35	60%	open space, religious, or civic uses

Notes on Zoning Regulations Table
Max. FAR = maximum allowed ratio of gross floor area on a parcel divided by the total land area of the parcel (“floor area ratio”). Where a slash (/) separates two figures, the first applies to non-residential and the second to residential & dormitory uses.
Min. Lot Area/DU = minimum allowed ratio of a parcel's lot area, expressed in feet, divided by the number of dwelling units on that parcel.
Min. Setback = minimum required distance between a parcel's lot line (front, side, or rear) and the wall of a building, in feet. The symbol (H+L) in a formula represents the height of the building plus the length of the building parallel to that lot line.
Max. Height = maximum allowed building height on a parcel, in feet. A slash (/) has the same meaning as under Max. FAR (see above).
Min. OS Ratio = minimum required ratio of usable open space on a parcel (not including parking) to total land area, expressed as a percentage.
General range of allowed uses gives an overview of the types of uses permitted by zoning in that district, but does not refer to specific allowed uses. Refer to Article 4 of the Cambridge Zoning Ordinance for a detailed Table of Use Regulations.

Special District	Brief Description and Overview of District Regulations
MXD	Mixed Use Development District: Cambridge Center. Allows a mix of light industry, office, biotechnology manufacturing, retail, residential, hotel, entertainment, and institutional uses. Aggregate gross floor area of the entire district limited to 2,773,000 square feet plus 200,000 square feet for residential uses. At least 100,000 square feet reserved for open space. See Article 14 of Cambridge Zoning Ordinance.
CRDD	Cambridgeport Revitalization Development District. Allows a mix of light industry, office, retail, residential, hotel, and entertainment uses. Aggregate gross floor area of the entire district limited to 1,900,000 square feet of non-residential and 400,000 square feet (or 400 units) of residential. Limits on FAR and building heights vary. At least 100,000 square feet reserved for open space. See Article 15 of Cambridge Zoning Ordinance.
NP	North Point Residence, Office and Business District. Allows certain residential, office, laboratory, retail, and institutional uses. Maximum FAR is 1.0, maximum building height 40 feet, minimum open space ratio 20%, minimum dwelling unit density 600 square feet per dwelling unit. See Article 16 of Cambridge Zoning Ordinance. Greater development density is possible through the PUD-6 regulations: see Article 13 of Cambridge Zoning Ordinance.
SD-1	Along Monsignor O'Brien Highway in East Cambridge. Regulations similar to Industry A-1 with exceptions. See Article 17 of Cambridge Zoning Ordinance.
SD-2	Along Linear Park in North Cambridge. Regulations similar to Residence B with exceptions. Conversion to housing is encouraged. See Article 17 of Cambridge Zoning Ordinance.
SD-3	Near Alewife Station. Allows residential, office, institutional, and limited retail uses. Aggregate gross floor area of the entire district limited to 782,500 square feet not including MBTA facilities or existing residential buildings. See Article 17 of Cambridge Zoning Ordinance.
SD-4 SD-4A	Along Acorn Park in North Cambridge. Regulations similar to Office 2 with exceptions. Preservation of open space is encouraged. See Article 17 of Cambridge Zoning Ordinance.
SD-5	Along Memorial Drive in southern Cambridgeport. Regulations similar to Office 2 with exceptions. See Article 17 of Cambridge Zoning Ordinance.
SD-6	Along railroad tracks between Cambridgeport and MIT Campus Area. Regulations similar to Residence C-3 with exceptions. See Article 17 of Cambridge Zoning Ordinance.
SD-7	Along Massachusetts Avenue in Cambridgeport. Regulations similar to Business B (as modified by Central Square Overlay District) with exceptions. See Article 17 of Cambridge Zoning Ordinance.
SD-8	Between Albany and Sidney Streets in Cambridgeport. Regulations similar to Industry A-1 with exceptions. See Article 17 of Cambridge Zoning Ordinance.
SD-8A	Around Fort Washington Park in Cambridgeport. Regulations similar to Residence C-1A with exceptions. Conversion to housing is encouraged. See Article 17 of Cambridge Zoning Ordinance.
SD-9	Along Brookline Street in Cambridgeport. Regulations similar to Residence C with exceptions. Conversion to housing is encouraged. See Article 17 of Cambridge Zoning Ordinance.
SD-10(F) SD-10(H)	Two locations in southern Cambridgeport – one along Henry Street and one between Brookline and Sidney Streets. Regulations similar to Residence C with exceptions. Conversion to housing is encouraged. See Article 17 of Cambridge Zoning Ordinance.
SD-11	Along railroad tracks and Memorial Drive in southeastern Cambridgeport / MIT Campus Area. Regulations similar to Office 2 with exceptions. See Article 17 of Cambridge Zoning Ordinance.
SD-12	Along Memorial Drive in Riverside. Regulations similar to Residence C-2B with exceptions. Creation of open space is encouraged. See Article 17 of Cambridge Zoning Ordinance.
SD-13	Along Memorial Drive in Riverside. Regulations similar to Residence C-2 with exceptions. See Article 17 of Cambridge Zoning Ordinance.
SD-14	Around Grant and Cowperthwaite Streets in Riverside. Regulations similar to Residence C-1 with exceptions. Preservation of neighborhood character is encouraged. See Article 17 of Cambridge Zoning Ordinance.

City of Cambridge Zoning Reference Sheet

CAUTIONARY NOTE. This sheet is intended to serve as a quick reference to dimensional standards and use regulations defined in the Cambridge Zoning Ordinance. This sheet does not serve as a substitute for the Cambridge Zoning Ordinance, and the City of Cambridge does not guarantee that this sheet is fully consistent with the Zoning Ordinance. The print version of the Zoning Ordinance, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Ordinance. If any discrepancies exist between the print version of the Zoning Ordinance and this sheet, then the print version of the Ordinance, together with any City Council amendments, shall be considered correct.

An online version of the Ordinance is available at <http://www.cambridgema.gov/~CDD/cp/zng/zord>

Planned Unit Development (PUD) Districts

Planned Unit Development (PUD) districts are “overlays” that provide flexible guidelines allowing for the integration of a variety of land uses and densities into one development, to provide greater opportunity for the construction of quality developments on large tracts of land. A developer may choose to conform to all the PUD controls and processes in lieu of the controls governing the base district; this requires a special permit from the Planning Board. The following summarizes the PUD districts currently defined in the Cambridge Zoning Ordinance. For detailed information, see Articles 12 and 13 of the Cambridge Zoning Ordinance.

PUD-KS	Kendall Square. Mixed-use with general and technical office and retail activity, a residential component and a large public open space. Max. FAR 3.0 with restrictions. Max. height 65 feet with some areas allowing up to 85, 120, 180, or 250 feet, and max. 45 feet adjacent to public open space.
PUD-1	Charles Square near Harvard. Medium density mixed use with commercial, office, and residential uses. Max. FAR 3.0. Max. height 60 feet with conditional increases up to 110 feet.
PUD-2	East Cambridge Riverfront. Medium density residential and office with supporting retail uses. Max. FAR 3.0, up to 4.0 allowed for residential uses. Max. height 120 feet.
PUD-3	Kendall Square / East Cambridge Riverfront. General and technical office uses with supporting commercial activities, links between Kendall Square and the East Cambridge riverfront. Max. FAR 3.0 residential & dormitory, 2.0 other. Max. height 230 feet with limitations.
PUD-4 PUD-4A PUD-4B	East Cambridge near Lechmere. Medium density mix of retail, office and residential. Max. FAR from 2.0 to 2.5 with conditions and allowances. Max. height from 65 to 85 feet with special limitations and allowances.
PUD-5	Alewife Station. Mixed-use, emphasis on residential with office, research, and retail. Max. FAR 1.75 non-residential, 2.0 residential. Max. height 85 feet.
PUD-6	North Point. Residential with retail and office uses, community services, and public open space. Max. FAR 2.4 with modifications to encourage housing and development near transit. Max. height 85 feet with areas allowing up to 120, 220, and 250 feet and areas limited to 65 feet.